

Department of Permitting & Inspections

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MEMORANDUM

To: Design Advisory Board
From: Ryan Morrison, Associate Planner
Date: May 25, 2021
RE: 21-0910CA; 125 South Cove Road

File: ZP21-0910CA
Location: 125 South Cove Road
Zone: RLW **Ward:** 5S
Parking District: Neighborhood
Date application accepted: April 16, 2021
Applicant/ Owner: Peregrine Design Build / David M Boardman
Request: Demolish and replace the existing single family home, and associated site improvements.

Background:

- **ZP 00-054;** rear single story addition to the existing home. August 1999.
- **ZP 04-627;** install chain link fence. June 2004.
- **ZP 07-107CA;** demolish and replace the existing single family home. November 2007.

Overview: The applicant proposes to demolish and replace the existing single family residence at 125 South Cove Road. The existing driveway will also be removed and a new one will locate in a different location on the site.

The property, located along the shore of Lake Champlain, is within several overlay zoning districts: Riparian and Littoral Conservation Zone, the RL Larger Lot Overlay District, and the VT Shoreland Protection Buffer. The proposal is also subject to the new shoreline low-mow zone requirement of the Riparian and Littoral Conservation Zone – Sec. 4.5.4 (c). This low-mow zone is intended for properties with frontage along Lake Champlain or the Winooski River, where development includes 400 sf or more of new or redeveloped lot coverage. The low-mow zone is a new or existing vegetated area that is not mowed more than once per year and allows vegetation to grow and mature. The low-mow zone needs to be at least 15 ft wide as measured inland from the 100-ft elevation and needs to be of a size equivalent to, or greater than, the new or redeveloped lot coverage, except that in no event shall a low-mow zone be required to extend more than 50 ft wide as measured inland from the 100-ft elevation or extend along more than 80% of a property's shoreline frontage. The attached site plan depicts the low-mow zone.

Additionally, for properties subject to this provision, development can be no closer to the shoreline than existing development wherever reasonably possible. The applicant submitted a plan showing the existing and proposed building footprints. The proposed footprint shows a lakeside deck and stonedust terrace that is locating closer to the shoreline than an existing deck, which is a conflict of this requirement. While there is an existing detached deck located at the shoreline, it does not count it as the foremost development for purposes of this requirement.

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The property fronts on Lake Champlain. The proposed development will be subject to the requirements of the Riparian and Littoral Conservation Zone and VT Shoreland Protection Buffer requirements. These preservation overlays require the new building footprint to not encroach any closer to the shoreline as the existing development, and a low-mow zone. Based on the 'Plan Overlays' plan, a portion of the new rear deck and a stonedust terrace will encroach closer to the shoreline than the existing development – which would create noncompliance with Sec. 4.5.4 (c). The plans will need to be revised so that there is no additional infringement toward the shoreline. Lastly, the site plan shows a low-mow area, which appears to cover more area than required – further staff evaluation of that will be needed.

(b) Topographical Alterations:

The property has a gentle east-west downslope toward the lake. No significant topographical alterations are proposed.

(c) Protection of Important Public Views:

While this lakefront area has views of Lake Champlain and the Adirondack Mountains to the west, the site is not within an identified view corridor. The proposed 2 ½ story home is replacing a 2 story home, and is well within the height allowance for structures in the RLW zoning district.

(d) Protection of Important Cultural Resources:

Not applicable. The existing structure is not listed as historic resource on either State or National Historic Registries.

(e) Supporting the Use of Renewable Energy Resources:

No part of the application will preclude the use of wind, water, solar, geothermal or other renewable energy resource.

(f) Brownfield Sites:

Not applicable. The property is not listed as a Brownfield Site.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

The applicant has submitted an Erosion Prevention and Sediment Control plan and a stormwater plan to the Stormwater Program Manager for review and approval.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

As proposed, the main front entrance (porch) will be covered. Covered entries off the rear deck will also be provided. There is ample room for snow storage on the property.

(h) Building Location and Orientation:

Neighboring structures along North Winooski Avenue vary between 2, 2 ½ and 3 story buildings. Most rooflines along this stretch of the street are gabled. The proposed building will have a similar alignment to the street frontage with neighboring structures.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street.

As proposed, the replacement home will have a clearly defined front entrance.

A parking structure – either attached or detached – shall be setback from the longest street-facing wall of the principal structure and be differential yet consistent in character and design.

While the attached garage is consistent in character and design with the new home, it is not setback from the longest street facing wall of the home, and it needs to be. While there are examples of garages that are the foremost feature of many nearby homes, this was not a requirement when those homes were constructed. The project must comply with this current requirement, which may result in a significant redesign to the proposal.

(i) Vehicular Access:

The proposal will remove the existing driveway along the north property line. A new driveway will be constructed in the southern half of the property, accessing the property directly from South Cove Road. The footprint of the removed driveway will be converted to yard/landscaping space.

(j) Pedestrian Access:

There are no public sidewalks on this side of South Cove Road, and there is no evidence of properties on this side of the road having walkways to the street. However, it is recommended that a walkway between the home and the street curb be installed.

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction over ADA requirements. Single family residences do not trigger ADA requirements.

(l) Parking and Circulation:

Included in the proposal is an attached 2-car garage, which would fulfill the standard 2 parking space requirement for single family residences in the Neighborhood Parking District. The plans also indicate a turnaround area in front of the garage. However, driveways are limited to 18 ft in width within the front yard setback area. Any portion of driveway exceeding 18 ft in width within the minimum front yard setback (50 ft setback max. required here) will have to be reduced in width in order to comply with the maximum width allowance. This includes the turnaround area in front of the garage.

(m) Landscaping and Fences

The plans do not indicate any new fencing. A landscape plan has been submitted that includes a shrub row along the front of the property, and a variety of deciduous tree types located throughout the front yard. Based on the plan, the new home will have a certain amount of screen from the street. Additional plantings at the rear of the home are also proposed, consisting of a variety of

ornamental grasses, perennials, and shrubs. Finally, the plans identify two existing trees and existing cedars that will remain in place at the rear and sides of the new home.

(n) Public Plazas and Open Space:

Nor applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

The front elevation drawing shows wall mounted fixtures on the front of the garage, and a hanging fixture under the front porch roof. The elevation drawings for the other sides of the home do not include fixtures and should, wherever proposed. While the fixtures shown on the front façade appear to be typical residential fixtures that normally comply with the lighting standards of Sec. 5.5.2, the applicant will have to provide spec sheets to verify compliance.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

Utilities will need to be placed underground. Underground utilities appear to serve the existing home. The plans will need to be updated to show the location of electric and gas meters. It is expected that trash and recycling will be kept in the garage. If not, the plans will need to be updated to show the location of trash/recycling containers. If there are any other mechanical units proposed, they will need to be shown on revised plans. Additionally, the location of the mailbox needs to be included on the site plan. Lastly, mechanical units, meters, trash/recycling containers, etc. will have to be screened from view from the public street.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

Neighboring residences along South Cove Road range between 1 and 3-story homes. The replacement home will be similar in height to the existing home. Given the lot size and surrounding development, the proposal will not create a structure with unordinary massing, height and scale.

2. *Roofs and Rooflines.*

There are a variety of roof styles in this neighborhood, but the most common would be gable. The main portion of the new home will have a gable roof/roofline that runs parallel with the street. In contrast, the attached garage and front dormers will have gable roofs as well, but will run perpendicularly to the street. Roofing on the main roof sections will be asphalt shingle, with standing seam metal roofing on the rear porch roof, cupola, and at the base of the street-facing main roof.

3. *Building Openings*

There is a mix of double-hung, casement, awning and fixed windows proposed throughout the home in what appears to be consistent and appropriate locations. Doors will locate at the main front entrance and out to the rear porches.

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. ..This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional façade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street level are particularly important in order to facilitate the flow of pedestrian traffic.

The new home will be setback from the street similarly to neighboring homes. The front façade offers a variety of articulations with window placement, street-facing dormers, a front porch and a 2-bay garage. The front yard will be landscaped extensively as well.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

The new home will have semi solid stain cedar shingle siding with painted cedar trim. Roofing will consist of asphalt shingles, with copper metal accents. Standing seam metal roofing will be used on the cupola and rear porch roof. Wood doors and windows with grilles are proposed throughout. The chimney will be stone with a bluestone cap. The porches/decks will be constructed with IPE deck boards and cable rail systems between cedar posts.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Any signs will require separate permitting.

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p), above.

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit.

New construction shall conform to all building and life safety code as defined by the building inspector and the fire marshal.

Items for the Board's consideration:

- The garage, as proposed, is the foremost feature of the new home, and as a requirement of Sec. 6.2.2 (h) needs to be setback from the longest street-facing wall of the principal structure.
- All portions of the driveway/turnaround area within the front yard setback need to be reduced in width to no more than 18 ft.
- The rear deck and stonedust terrace cannot encroach any closer to the shoreline than existing development.
- Elevation and site plans need to be updated to show all light fixtures, the mailbox, utility meters, and any other mechanical units.
- Is a pedestrian walkway between the home and the street an option.
- Floor plans for all floors need to be submitted.